

WARRANTY DEED

Know All Men By These Presents

027162

That **DONALD P. BOUCHER** and **LINDSEY H. BOUCHER**, both of Waterville, County of Kennebec and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations paid by **LINDSEY H. BOUCHER**, of Waterville, in the County of Kennebec and State of Maine, and whose mailing address is 2 Penny Lane, Waterville, Maine, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said **LINDSEY H. BOUCHER**, her heirs and assigns forever;

A certain lot or parcel of land, with the buildings thereon, located at the intersection of Pleasant Hill Drive and Penny Lane in Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Beginning at an iron pin marking the most Easterly point of Lot 38; thence heading S 66 47' 00" W 180.00' (One hundred eighty and no one hundredths feet) along Penny Lane right-of-way to an iron pin marking the Southerly point of said Lot 38. Thence heading N 09 45' 58" W 180.00' (One hundred eighty and no one hundredths feet) along Pleasant Hill Drive right-of-way to an iron pin marking the most Westerly point of said Lot 38. Thence heading N 66 47' 00" E 178.50' (One hundred seventy-eight and fifty one hundredths feet) along Lot 37 to an iron pin marking the most Northerly point of said Lot 38. Thence heading S 10 13' 59" E 179.66 (One hundred seventy-nine and sixty-six one hundredths feet) along Lot 39 to the beginning pin.

Being the same premises conveyed to Donald P. Boucher and Lindsay H. Boucher by Warranty Deed in Joint Tenancy from James A. McBrady dated May 15, 1984 and recorded in the Kennebec County Registry of Deeds in Book 2681, Page 207.

Reference is made to all restrictions of record including a Declaration of Deed Restrictions for Ridge Road Development, dated June 8, 1983, recorded in the Kennebec County Registry of Deeds in Book 2575, Page 93.

By way of reference the approved subdivision plan recorded in said Registry of Deeds in File No. D-770074 contains an error in that it states that the frontage of Lot 38 along Penny Lane is One Hundred and Twenty feet (120') rather than One Hundred and Eighty feet (180').

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **LINDSEY H. BOUCHER**, her heirs and assigns, to her and their use and behoof forever.

AND we do COVENANT with the said Grantee, her heirs and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances, EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, we the said **DONALD P. BOUCHER** and **LINDSEY H. BOUCHER**, have hereunto set our hands and seals this 12th day of November, 1991.

Signed, Sealed and Delivered
in the presence of

Donald P. Boucher

Donald P. Boucher
Donald P. Boucher

(to both)

Lindsey H. Boucher
Lindsey H. Boucher

STATE OF MAINE
COUNTY OF KENNEBEC

Date: November 12, 1991

Personally appeared the above named Donald P. Boucher and Lindsey H. Boucher and acknowledged the above instrument to be their free act and deed.

RECEIVED KENNEBEC SS.

1991 NOV 25 AM 9:00

ATTEST: David E. Bernier
REGISTER OF DEEDS

Before me,

David E. Bernier
Notary Public

DAVID E. BERNIER

NO TRANSFER
TAX PAID